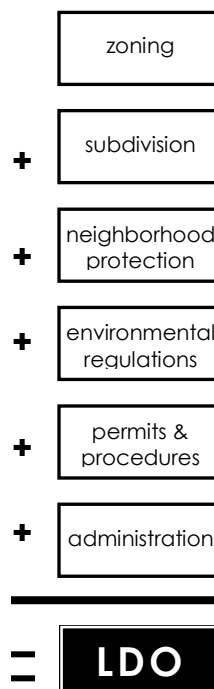


# City Of Greensboro Development Ordinance Rewrite

## *Regulatory Rethink – Connections 2025 Implementation*

Greensboro recently adopted its first true Comprehensive Plan for the City. “**Connections 2025**” is the result of 2½ years of community input and discussion. The plan provides a **vision** for growth and development in Greensboro over the next twenty years. Now, the City will revise its land development regulations to **implement** that **vision**. At the end of this **3 year** project, we will have a new **Land Development Ordinance (LDO)** that will provide **one source** for standards and regulations relating to land use and development in the City. This new LDO will replace the current Unified Development Ordinance (UDO), which has been in place since 1992. The completed Land Development Ordinance will revise the current zoning and subdivision regulations contained in the UDO and use the **following goals** to help guide this process:

- ★ A **user-friendly**, well organized document with compelling illustrations and graphics that are **easy-to-use** for all parties that are subject to or affected by the land development process.
- ★ **Easy-to-enforce** and administer by the City.
- ★ Regulations that **conserve** the City’s natural resources.
- ★ **Innovative** planning solutions that fit the many parts of Greensboro from the rural countryside to the urban core.
- ★ **Neighborhood protection** while **streamlining** development review.
- ★ A **solid growth management tool** that incorporates **incentives and regulations** for compliance, including but not limited to:
  - providing standards that support infill development;
  - reducing the number of residential zoning districts;
  - establishing well-defined user-friendly mixed-use districts;
  - developing standards that will support transit-oriented developments and activity centers; and
  - developing performance based regulations that will address design standards.



City staff will be working with the planning firm, Duncan Associates, on this important project. A summary of the tentative schedule\* is shown in the right margin of this page. During the *information gathering phase*, the consultant will be reviewing all of the plans that have been developed. Another important source of information will be the **people who live in Greensboro and do business here**. During a series of public workshops and stakeholder interviews, we will be meeting with people involved in business, land development, neighborhoods, environment, historic preservation and other interests to **hear their ideas for future development** in the City. We will also be meeting with elected officials, City staff, and other stakeholder groups.

At the end of the *information gathering phase*, the consultant will deliver a diagnostic report that details all the recommended changes for the new regulations. These recommendations will be **confirmed by the City** before any changes occur.

**There will be some issues that don’t have simple answers.** The Greensboro community is responsible for making these choices. This means that if there is an issue you feel strongly about, **you should let us know**.

**We encourage and welcome your input.** Please feel free to contact Rawls Howard, LDO Coordinator in the Planning Department at: 373-2748.

## TENTATIVE SCHEDULE\*

### **March – May 2005**

Information gathering: public input & analysis of existing plans and development regulations

### **May – July 2005**

Diagnostic report: outline, strategy, and confirmation of direction

### **June 2005 – June 2008**

Drafting and review of ‘modules’:

1. Procedures
2. Districts & Uses
3. Dev. Standards
4. Subdivision & other standards

### **June-September 2008**

Compilation and preparation of the Public Review Draft

### **October 2008**

Public Review Draft available

### **December 2008**

Public Open House

### **January 2009**

City Council/Planning Board Public Hearing

### **February 2009**

New Land Development Ordinance Adoption

\* schedule could be delayed by additional revisions or community input

